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CAPTAINS QUARTERS

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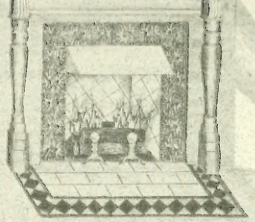
The Charlestown Navy Yard . . . A PLACE OF HONOR for the permanent resting berth of the U.S.S. Constitution, the oldest commissioned warship in the world. Preserved in all its original splendor . . . the link with the past is nearly complete. For now under redevelopment and for generations to come is a distinctive setting for townhouses, condominiums, apartments, parking garages, marinas, business offices and a marketplace style complex of shops and restaurants.

There as a focal point and rising from the memories of a century gone by is the NEW yard and its CAPTAINS QUARTERS, stately residences for those "who went down to the sea in ships."



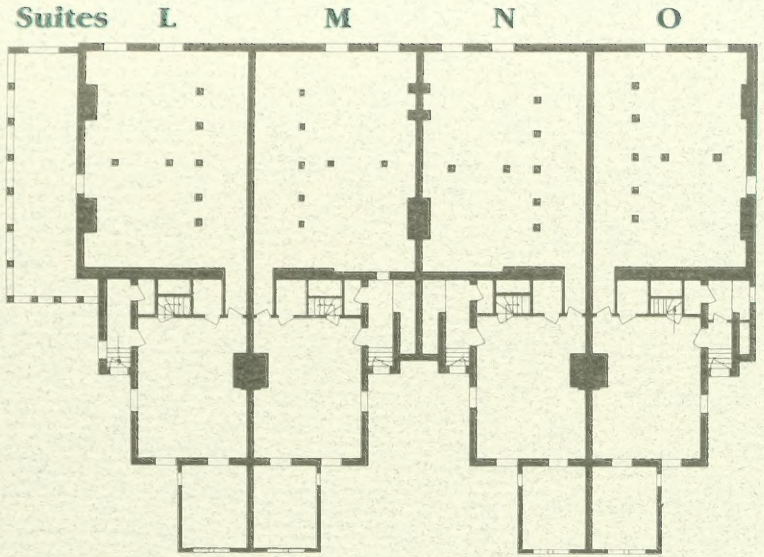
Serving as an historical and architectural landmark THE CAPTAINS QUARTERS is a handsome brick and stone structure of neo-classical revival design built in the mid-1800s and restored to its original elegance. CAPTAINS QUARTERS has been designated an historic building in the Historic Monument Area of the Charlestown Navy Yard.

Situated on a meticulously landscaped lot and set in a serene environment, CAPTAINS QUARTERS provides an aesthetically pleasant work setting for those who view their office space with pride. The natural grounds encourage pedestrians to pause for a brief respite from their walk along the southern end of the Navy Yard and Flirtation Walk-to-the-sea.

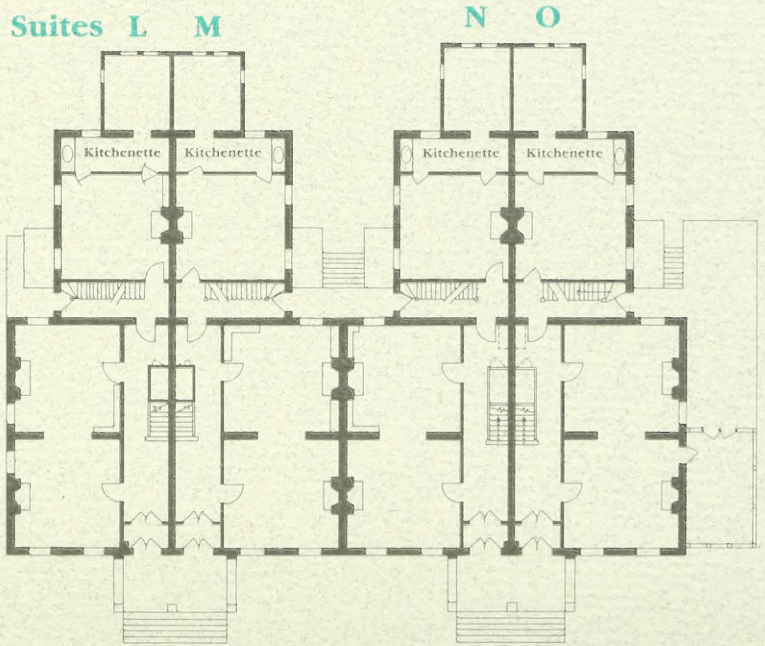
There are many reasons to choose CAPTAINS QUARTERS. With the area's panoramic view of the water and the Boston skyline, CAPTAINS QUARTERS provides business an envious location. It is in the city filled with countless resources and only five minutes from the financial district. CAPTAINS QUARTERS offers prospective professional users an affordable alternative to expensive downtown office space, yet the convenience of easy access to Routes 93, 95 and Logan Airport.

CAPTAINS QUARTERS, four suites with three stories each contains approximately 6,000 square feet. It is designed and restored to retain the original 19th century fireplaces, balustrades, hallways and stairs. . . without compromising 20th century comfort and efficiency. Amenities include energy efficient heating and air-conditioning systems, on site and ample adjacent parking and an experienced professional management team responsible for complete maintenance and service.

Whether you are a professional or small business user, it makes good business sense to look at the advantages of office space at CAPTAINS QUARTERS in the new Charlestown Navy Yard.

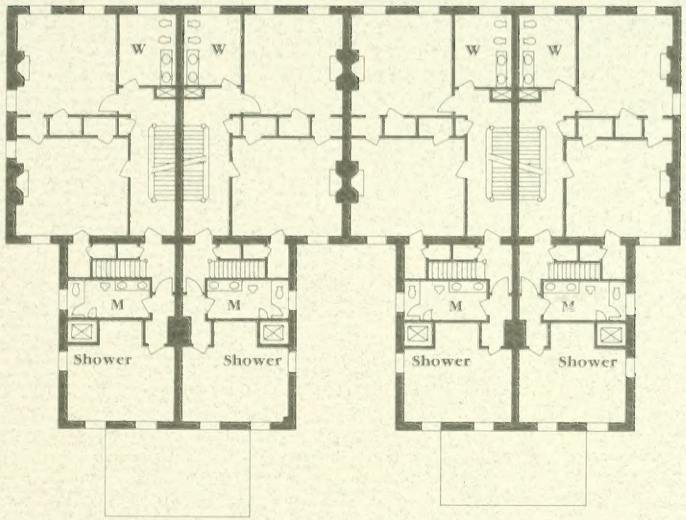


Basement Plan



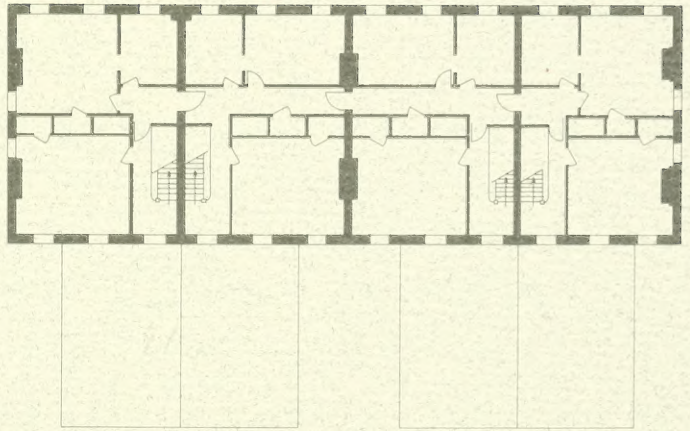
First Floor

Suites L M N O



Second Floor

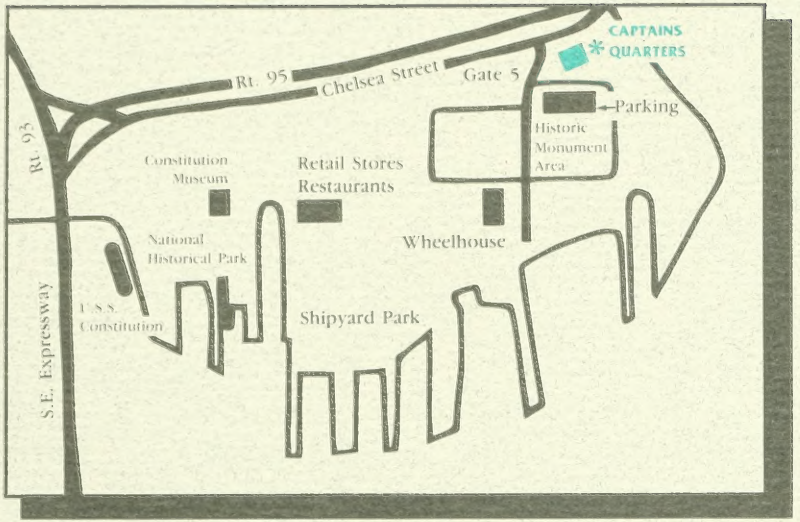
Suites L M N O



Third Floor

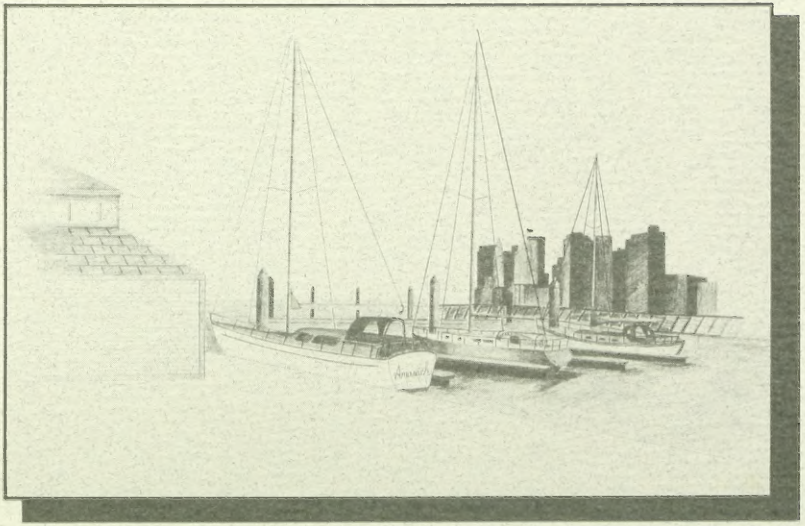
CAPTAINS QUARTERS

Charlestown Navy Yard



Directions:

Located at the intersection of Routes 93 and 95 northeast of Gate 5 in the Charlestown Navy Yard.



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